

BILLERICAY

RESTAURANT INVESTMENT FOR SALE

RENT INCOME OF £15,600 pax

WITH TENANTED LEASE EXPIRY IN JULY 2034

INVESTMENT FOR SALE



SHOP1 , ANDREE HOUSE,
6 GRANGE ROAD, SOUTH GREEN,
BILLERICAY, ESSEX CM11 2RB

Queens Court ♦ 9-17 Eastern Road ♦ Romford ♦ Essex ♦ RM1 3NH

Tel: **01708 731200** ♦ Email: **info@ac-commercial.com**

www.andrewcaplincommercial.com

Location

Situated in the popular South Green area of Billericay within a local shopping parade of 12 shops with off street parking.

Only a short walk away is the local bus service into Billericay and Basildon with buses running to Lakeside, Chelmsford and the Mainline Rail Stations at Billericay and Basildon.

Description

Tenanted Ground Floor Takeaway Restaurant providing the following approximate dimensions and areas:-

Frontage	4m/13ft 2ins
Shop Depth	15m/49ft 3ins
Ground Floor Area	59.58sq.m/641sq.ft.
Plus W.C.	

Tenancy

Let on a 20 year lease from 8 July 2014 with a rent review in 2019 and 5 yearly thereafter. Lease expiry in 2034. Current rental income is £15,600 pax.

Tenure

Sale of original 999 year lease which commenced 4 July 2003 at a peppercorn yearly rent of £100 per annum.

Price

£275,000 subject to contract

Legal Costs

Each party to pay their own legal costs

Anti Money Laundering

Due to the recent changes in the Anti money laundering regulations it is now standard procedure to undertake a Personal and Company and general AML checks.

V.A.T.

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989. We would advise all interested parties to consult their professional advisors as to their liabilities if any, in this direction.

GDPR

General Regulations (GDPR) will take effect on 25 May 2018.

As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

Viewing

Strictly by appointment via sole agents



01708 731200

Ref: ANDREW CAPLIN M: 07870 166162

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Energy Performance Certificate

To follow

